



Connells

Chalmers Close
Worcester



Property Description

Connells are delighted to acquire this immaculate semi-detached home offering modern and contemporary living accommodation with also featuring downstairs cloakroom and dining kitchen! The property is situated in a popular location being within walking distance to the hospital, also having easy access to the motorway and the City Centre making it convenient for all!

Location

Worcester City Centre is made up of a variety of large High Street brands, as well as lots of boutiques and independent retailers. Within the High Street there are many restaurants, pubs and wine bars.

Junction 7 of the M5 motorway is only a short drive away (approximately 3 miles) and the city also benefits from having two train stations at Foregate Street and Shrub Hill. These stations serve Birmingham and are also on a direct line to London Paddington.

Education within the city centre comprises a variety of schools, including Stanley Road, St Georges RC, Cherry Orchard Primary School and Blessed Edward Secondary School to name a few. Worcester also boasts some well-regarded Private schools including Kings and Royal Grammar School as well as the University which is well known for its teaching and sporting degrees in addition to its research work.

Accommodation Details

The property comprises of entrance hall, cloakroom, sitting room, dining kitchen, rear hallway, two bedrooms and bathroom.

The property further benefits from having driveway to the side and enclosed rear garden.

Ground Floor

Entrance Hall

Ceiling light, radiator, stairs to first floor, door to sitting room.

Sitting Room

15' 5" x 10' 1" (4.70m x 3.07m)
Front and side facing double glazed windows, ceiling light, radiator, storage cupboard with space for tumble dryer.

Dining Kitchen

10' x 10' 8" (3.05m x 3.25m)
Rear facing double glazed window, door to rear hallway, fitted kitchen with a range of floor mounted and eye level units, four ring gas hob with cooker hood over, ceramic one and a half bowl sink drainer unit, built in fridge freezer, electric oven, integrated washing machine, integrated dishwasher, integrated bin store, tiled splashback, three pendant ceiling lights, radiator, wooden laminate flooring.

Rear Hallway

Door to garden, door to cloakroom, ceiling light, radiator.

Cloakroom

WC, wash hand basin with tiled splashback, extractor fan, ceiling light, radiator.

First Floor Landing

Doors to both bedrooms and bathroom, ceiling light.

Bedroom One

11' 3" x 13' 6" (3.43m x 4.11m)
Two front facing double glazed window, ceiling light, radiator, built in wardrobe.

Bedroom Two

13' 8" x 11' 1" (4.17m x 3.38m)

Rear facing double glazed window, ceiling light, access to loft via hatch, radiator, built in wardrobe.

Bathroom

Side facing double glazed window, panel bath with shower over and shower screen, WC, pedestal wash hand basin, towel radiator, extractor fan, ceiling light.

Outside Front

To the front of the property there is a driveway to the side providing off road parking for two vehicles, pathway to the front door, small stone chipped area.

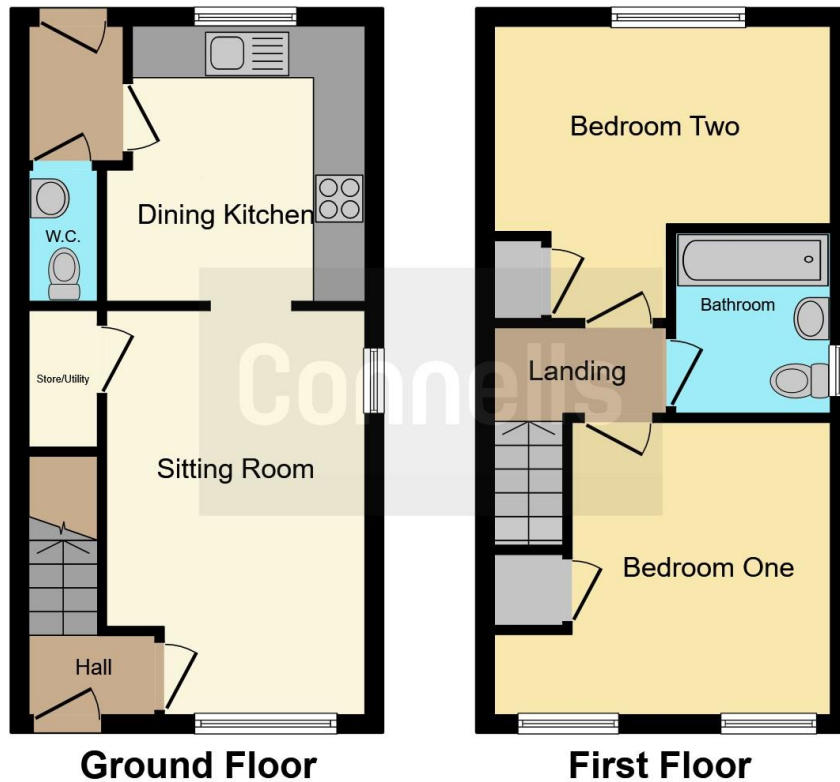
Outside Rear

To the rear of the property there is an enclosed garden which is mainly laid to lawn with small patio pathway leading to garden shed and side of garden. There is also gated side access to the front.

Services

All mains are connected to the property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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view this property online connells.co.uk/Property/WVL306867

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Jul 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Directions to this property:

From the Warndon Villages office turn left onto Mill Wood Drive and at the roundabout turn left onto Wood Green Drive. Continue over the next roundabout and turn right at the following onto Newtown Road. At the second set of traffic lights turn right onto Rounds Road and first right onto Chalmers Close, where the property will be on the right hand side as indicated by the agents For Sale board.

EPC Rating: C

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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